



APPLICATION FOR SUBSTANTIAL COMPLIANCE DETERMINATION GENERAL INFORMATION

A substantial compliance determination is required when a development plan is not sufficiently identical to the plan approved pursuant to a Zoning Hearing or Administrative Site Plan Review (ASPR) procedure.

Be advised an appointment is required for submittal of this application. Please contact our office at (305) 375-2640.

The following items must be submitted to the Zoning Hearings Section for a substantial compliance review determination.

2 Letters of Intent

2 Copies of the Application (attached hereto)

2 Sets of Plans (These plans must reflect the same size property as the previously approved plans.) **Each set of plans must consist of site plans** (including a comparison of the approved and proposed zoning legends), **landscaping plans** (including landscape legend), **floor plans, building elevations, etc.**

2 Copies of Legal Description

2 Copies of the Zoning Hearing Resolution

For each and every application for a substantial compliance determination, there shall be paid to the Department of Planning and Zoning for the review of every application, a fee of \$1,140.00 (\$1,231.20 with *surcharge) from residential and \$1,710.00 (\$1,846.80 with surcharge) for commercial/industrial/office uses. First plan revision will be processed at no charge, subsequent plan revisions will be assessed a fee of \$684.00 each (738.72 with surcharge).

REVIEW CRITERIA AND STANDARDS

The plans for Substantial Compliance Determination will be reviewed by the Department of Planning and Zoning in compliance with Zoning Code and Resolution provisions and conditions and with **§33-310.1(A)(I) Substantial Compliance Standards** as adopted by Ordinance #03-93. Please note the following standards which will be used to determine approval or denial of the Substantial Compliance Determination Application.

§33-310.1(A)(I) Substantial Compliance With Previous Approval. The director shall approve an application to modify or eliminate a condition or part thereof, or a restrictive covenant or part thereof, where it is demonstrated that the proposed modification or elimination will result in substantial compliance with the previous zoning action regarding a site plan, as demonstrated by all of the following:

A. Development density and Intensity have not materially changed, in that:

1. The number of buildings shall is not increased by more than 10%;
2. The number of stories is the same or fewer.

***NOTE: AN 8% SURCHARGE WILL BE ADDED TO ALL FEES EXCEPT DERM AND CONCURRENCY AND WILL BE IN EFFECT FROM 10/1/03 THROUGH 9/30/06.**

3. The height of the building(s) is the same or less;
4. The number of units is the same or fewer;
5. The lot coverage and floor area ratio are the same or less;
6. The number of bedrooms and corresponding parking spaces may be increased or decrease by as much as 10%, based on the entire plan, provided the plan complies with all other requirements of this subsection and of this chapter; and
7. Density of intensity (floor area ratio) may be transferred from one building to another or from stage of development to another, provided that the total floor area ratio is not changed.

B. Design has not materially changed, in that:

1. The roadway patterns, particularly ingress-egress points, are in the same general location as shown on the original plans, and are no closer to the rear or interior side property lines than shown on the original plans;
2. The parking area is in the same general location and configuration;
3. The building setbacks are the same or greater distance from perimeter property lines, except that the building setbacks for detached single family development; zero lot line, row house, townhouse and cluster development may also be decreased, provided that such decrease is limited such that the resulting setback distance will be the greater of either
 - (a) The underlying zoning district regulations, or
 - (b) Any condition or restrictive covenant regulating the setback for which a substantial compliance determination is sought;
4. The landscaped open space is in the same general location, is of the same or greater amount, and is configured in a manner that does not diminish a previously intended buffering effect;
5. The proposed perimeter walls and/or fences are in the same general location and of a comparable type and design as previously approved;
6. Elevations and renderings of buildings have substantially similar architectural expressions as those shown on the approved plans;.
7. Recreational facilities, if shown on plans approved by a prior zoning action, either remain the same or are converted from one recreational use to another;
8. If recreational facilities were not shown in the approved plans, they may be added, provided there no increase in lot coverage or decrease in required open space and such facilities are located internally within the proposed development.

9. If a variance for signage has been granted, the proposed sign(s) is no greater in size and is placed in the same general location on the site as approved by zoning action. An entrance sign location may be moved the same proportional distance as a relocated entrance drive;
 10. The proposed changes do not have the effect of creating any noncompliance or nonconformity with the strict application of the zoning code that were not previously approved at public hearing, or of expanding the scope of existing variances, alternative site development options, or other approvals pursuant to alternative development standards such that they would differ to a greater degree from the strict application of the zoning code;
 11. Additional out-parcels may be added where:
 - (a) There is no increase in the project's total floor area ratio or lot coverage;
 - (b) There is no reduction in the total amount of landscaped open space; and
 - (c) Addition of the out-parcel does not result in noncompliance with any other provision of this subsection on any other portion of the subject property.
 12. Reductions in the number of parking spaces on the site are permitted if sufficient parking spaces are provided to satisfy the requirements of this code.
- C.** The **slope of any lake** for which a modification is requested complies with §33-16 and all other applicable provisions of this code.

ADDITIONAL INFORMATION

The proposed changes to the plans may only provide uses that are permitted with the zone or must be in compliance and within the scope of the uses and request(s) specified in the Zoning Hearing and the conditions imposed as listed in the Resolution.

If the application involves a restrictive covenant, the application shall demonstrate that any procedural or other consent or approval requirements to modify or eliminate the restrictive covenant have been satisfied.

Final review will result in written approval or denial of the plan. All approved plans will be stamped ***"The following Plans consisting of () pages are in Substantial Compliance with Resolution No. ()"***. A letter signed by the Assistant Director for Zoning will be mailed to the applicant along with a stamped copy of the plans showing approval or denial. A second set of plans, application and letter will be filed in the official records of the Zoning Hearings Section.

ADVERTISING AND APPEAL PERIOD

After the determination, notice of the Director's decision shall be published in The Miami Daily Business Review. Any aggrieved person, other than the applicant, may appeal the Director's decision pursuant to §33-314 within **thirty (30) days** after the date of newspaper publication. If the decision is not appealed, it shall become final. No permits can be issued until after the appeal period as expired. The applicant will have the option to file a zoning hearing application with the Zoning Hearings Section of this Department if the request for Substantial Compliance Determination is denied.

If further information on this procedure is necessary, please contact the Zoning Hearings Section at (305) 375-2640.

DEPARTMENT OF PLANNING AND ZONING
APPLICATION FOR SUBSTANTIAL COMPLIANCE DETERMINATION

Folio number (s): _____ D _____
(Application #)

Section _____ Township _____ Range _____

Applicant Name _____

Applicant's Email Address _____

Mailing Address _____

City _____ State _____ Zip Code _____

Telephone Number _____ Fax Number _____

Name of Property Owner _____

Owner's Mailing Address _____

City _____ State _____ Zip Code _____

Owner's Telephone Number _____ Fax Number _____

Contact Person _____

Contact Person's Mailing Address _____

City _____ State _____ Zip Code _____

Contact Person's Telephone Number _____ Fax Number _____

Contact Person's Email Address _____

Location of Subject Property _____

Size of Property (_____) X (_____) or _____ Acres

Legal Description of the Property:

State in brief and concise language the justification for proposed deviation from the approved plans.

SUBSTANTIAL COMPLIANCE DETERMINATION APPLICATION

PLANS INFORMATION

Name of Plan _____

Plans Prepared By _____

Number of Pages _____ including landscape plans

ZONING INFORMATION

Property Zoning _____

Type of Development _____

Residential: Total Number of Units _____ Office: Total sq. ft. _____

Business: Total sq. ft. _____ Industrial: Total sq. ft. _____

Applicable Resolution(s) (attach copy)

Applicable Covenant(s) (Official Record Book and Page Number (s)) (attach copy)
